



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Date: August 20, 2003
File: RZ 03-234963
Re: **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 4191 & 4211 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2-0.6)**

Staff Recommendation

That Bylaw No. 7582, for the rezoning of 4191 & 4211 Williams Road from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

Joe Erceg
Manager, Development Applications

JE:jmb
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to rezone 4191 and 4211 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area C (R1/C) to a Townhouse District (R2 -0.6) in order to develop 14 two-storey townhouses on the subject properties (**Attachment 2, 3 & 4**).

Findings of Fact

Item	Existing	Proposed
Owner	4191 Williams Rd. – Evelyn Bartle 4211 Williams Rd.–Stephen and Alicia Koroby	To be determined
Applicant	Patrick Cotter Architect	No change
Site Size	4191 Williams Road – 1714 m ² (18,450 ft ²) 4211 Williams Road - 1574 m ² (16,943 ft ²)	3000 m ² (32,297 ft ²) + a lane
Land Uses	Large lot single family	Townhouses
OCP Designation	Low Density Residential	No change
Zoning	R1/C	R2-0.6

Surrounding Development

The subject lots and those directly surrounding it are single family, however there are two townhouse projects in the block, one of which is three properties to the east of the subject site.

Related Policies & Studies

Arterial Road Redevelopment Policy

The Arterial Policy supports the redevelopment of lower density townhomes, such as are being proposed, along arterial roads.

Lane Establishment Policy

The Lane Policy requires the establishment of lanes in conjunction with arterial road redevelopment. The subject application proposes to provide a lane connecting Williams Road to the rear of the site which will facilitate redevelopment to the west of the subject site. No rear lane is provided as there are only two lots to the east of the site and it is proposed that they obtain access through the subject site. This would limit the redevelopment options for these two properties for townhouses only. The owners of these sites are aware that no back lane is being provided and that the redevelopment of their sites could only be accommodated if both lots develop together for a townhome form of development.

Staff Comments

Policy Planning

While the proposal does not provide a back lane, it does provide acceptable alternative accesses for the lots to the east and the west of the site. Due to the fact that the lane is not required at the back of the site, the proposal is able to spread out more in a two storey form than would be the case if the back lane and the drive aisle were both required, as is the case in some redevelopment situations.

Attachment 4 shows the location of the existing substantial trees on the property, a number of which will be able to be retained. These details will be looked at during the Development Permit process.

Engineering

Prior to the final reading of the bylaw the following is required:

- 6m lane dedication at the western edge of the site;
- a cross access easement on the centre east-west drive aisle allowing access from/to the future development site to the east; and
- consolidation of the two sites into one parcel.

Then with future building permit, the developer is to:

- Design and construct via our standard Servicing Agreement, the laneworks as agreed to at this rezoning stage. Works include, but are not limited to, roll curb and gutter on both sides, post top street lighting and storm sewer; and
- Remove the existing sidewalk across the entire frontage, and replace with a 1.50m grass & treed boulevard, with a new 1.50m sidewalk behind that. (The existing davit arm street lights will not be required to be updated but may need to be relocated out of the new sidewalk.)

Analysis

Staff is supportive of the proposal for the following reasons:

- The proposal is consistent with both the Arterial and Lane policies. While a back lane is not proposed, the development scheme does provide acceptable alternative accesses which will enable the properties on both the east and west sides to redevelop when they choose, without creating any additional access points to Williams Road.
- The proposal also conforms to the proposed new Townhouse zone that is being created to accommodate lower density townhouses along arterial roads. The density of the proposed site at 0.6 FAR is only slightly higher than the existing townhouse project at 0.55 FAR.
- Finally, due partially to the fact that the site has over 200 feet of frontage, quite a pleasing streetscape is able to be achieved, which will provide a pleasant addition to the neighbourhood.

Financial Impact

None.

Conclusion

A 14 unit townhouse project is proposed on two large single family lots. The proposal is consistent with the Arterial and Lane Policies and with the proposed new Townhouse zone that is being created for use along arterial roads.



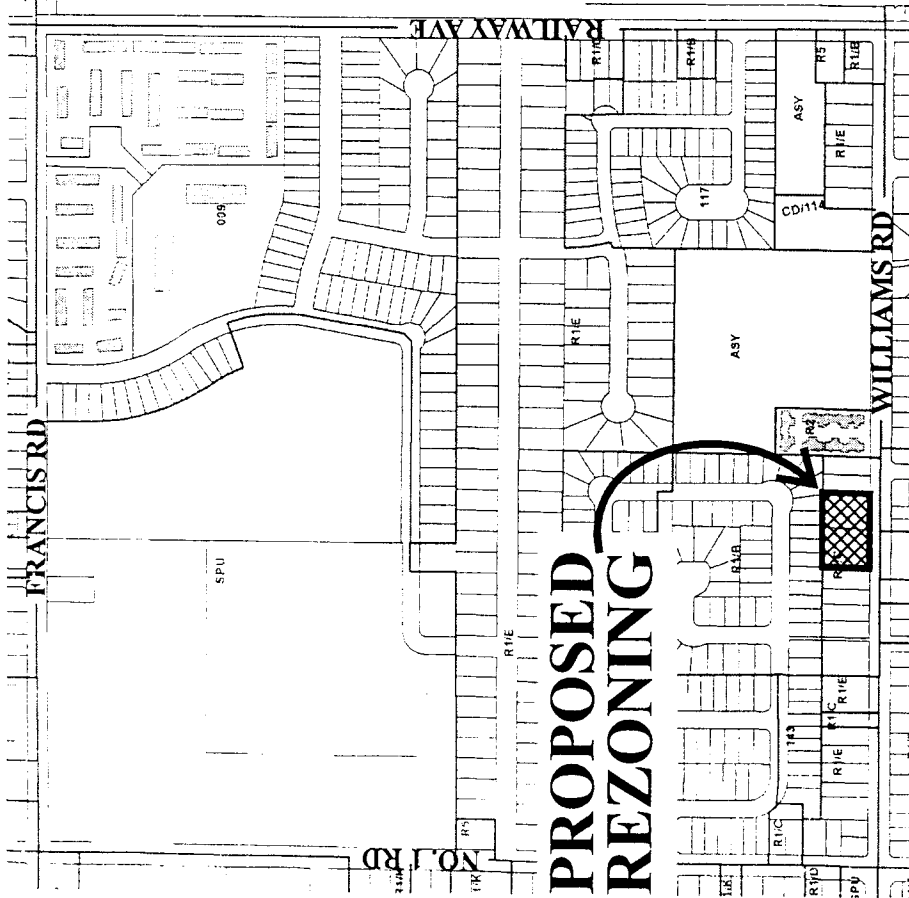
Jenny Beran, MCIP
Planner, Urban Development

JMB:cas

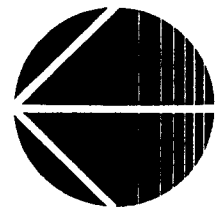
Prior to the final reading of the bylaw the following is required:

- 6m lane dedication at the western edge of the site;
- a cross access easement on the centre east-west drive aisle allowing access from/to the future development site to the east;
- consolidation of the two sites into one parcel;
- Bylaw 7580 creating the new Townhouse District (R2-0.6) needs to be adopted; and
- a Development Permit completed to an acceptable level.

City of Richmond



**PROPOSED
REZONING**

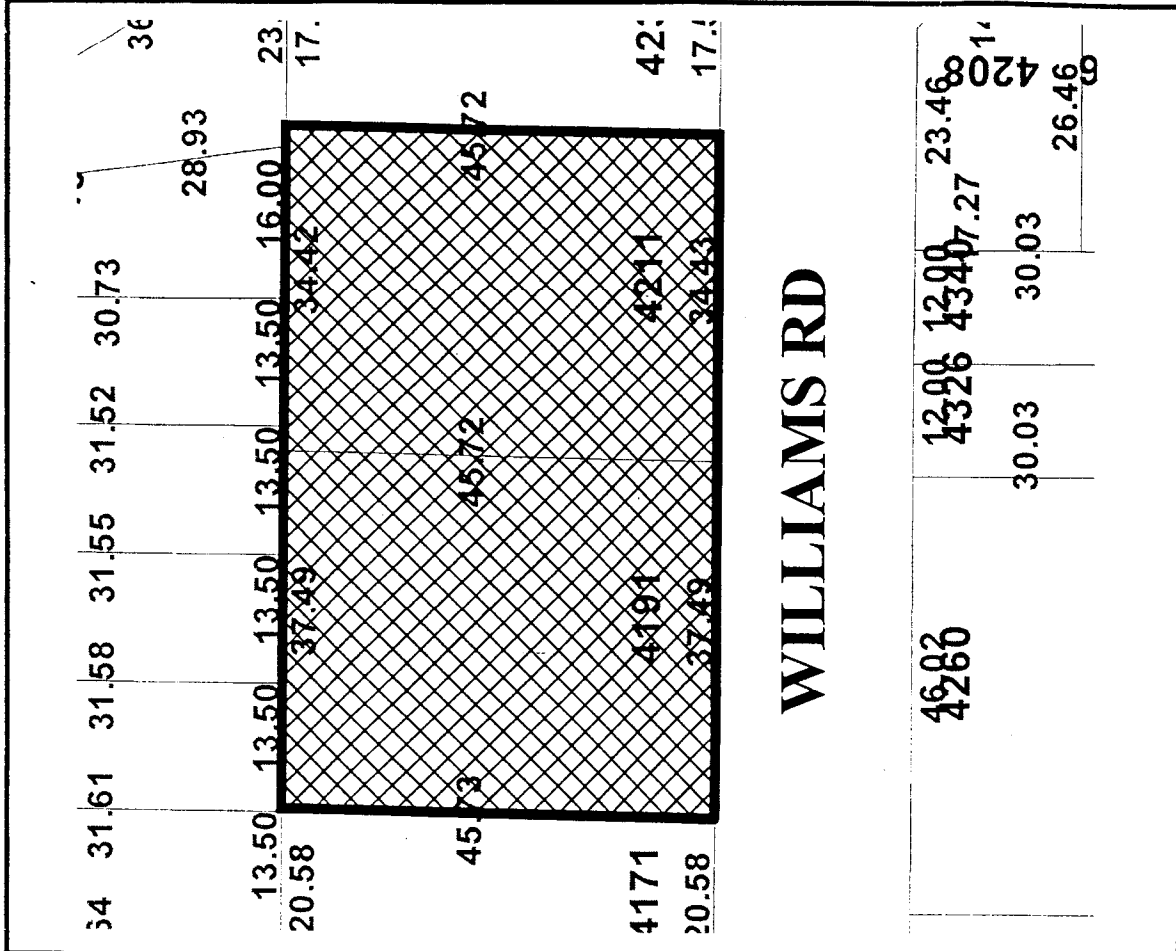


RZ 03-234963

Original Date: 05/27/03

Revision Date:

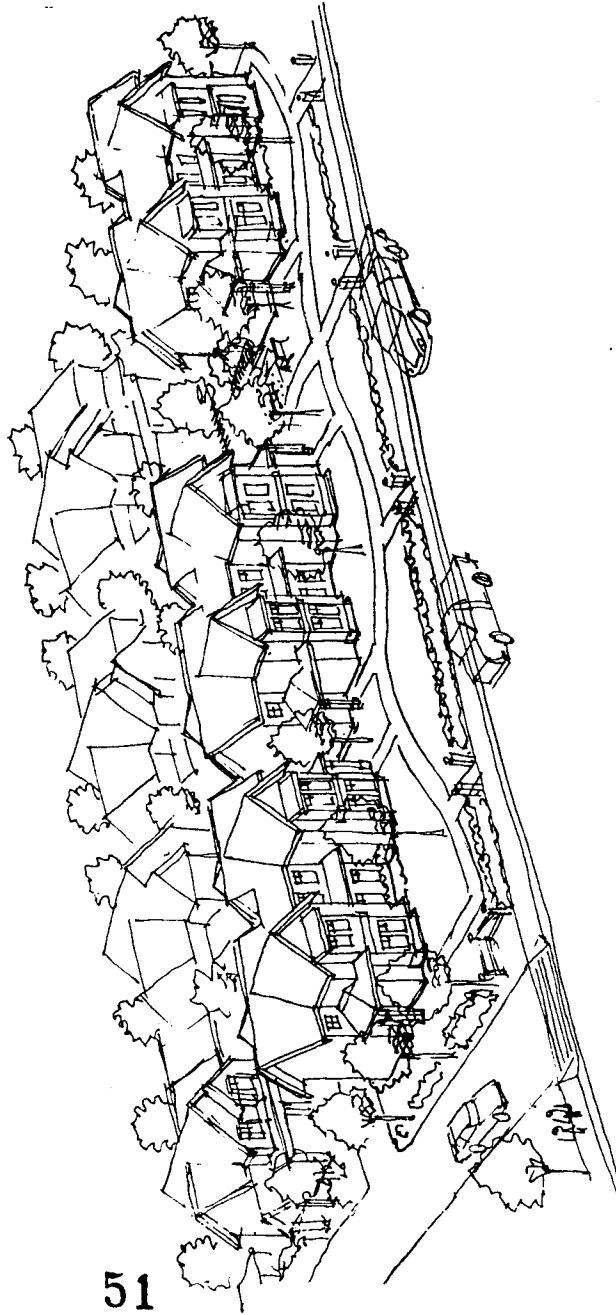
Note: Dimensions are in METRES



WILLIAMS RD

**4191-4211 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA**

May 2, 2003 ISSUED FOR REZONING APPLICATION



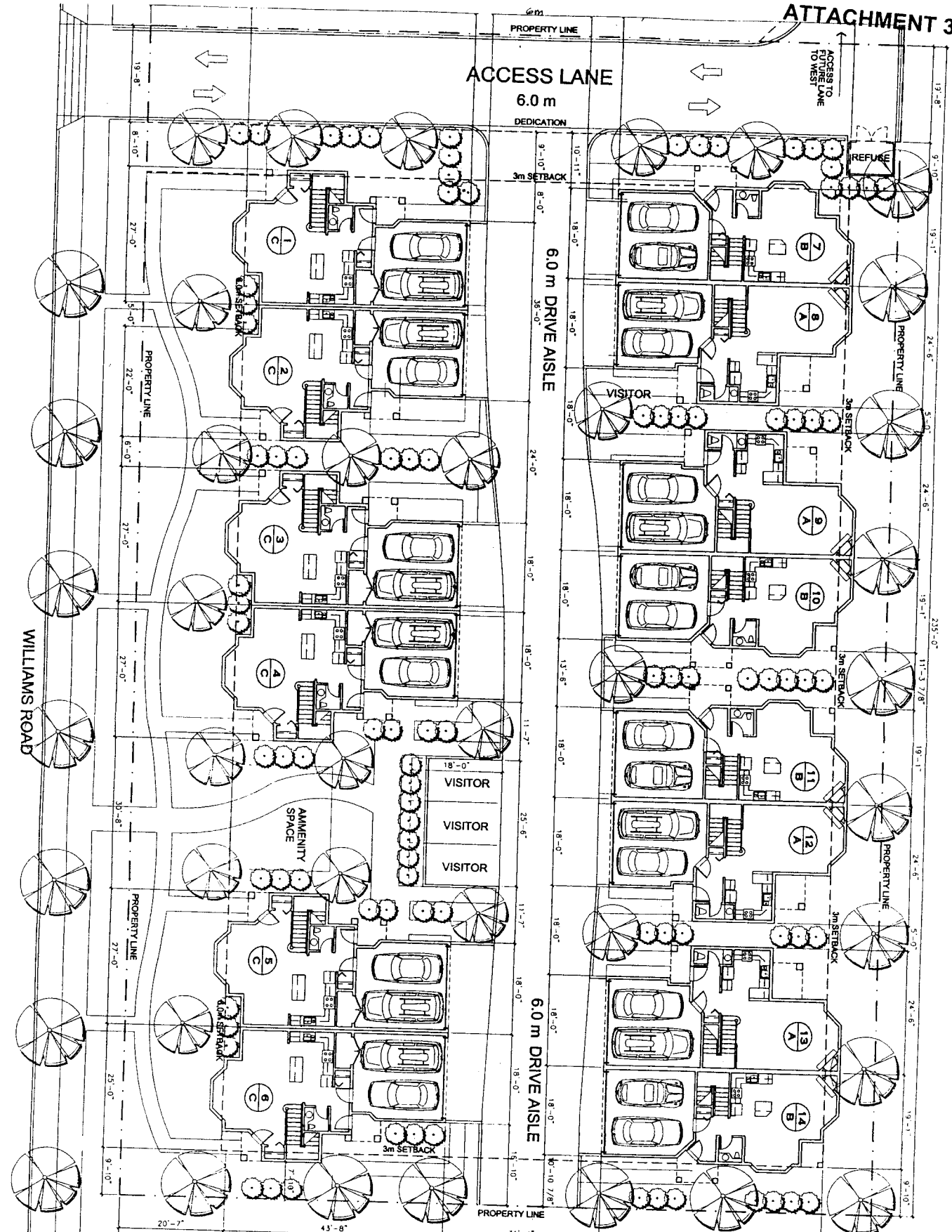
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■ PATRICK COTTER ARCHITECT INC.

5735 FERGUSON CRT., DELTA, B.C., V4L 2J4
TEL: 604.276.4477

FILE NO. DV



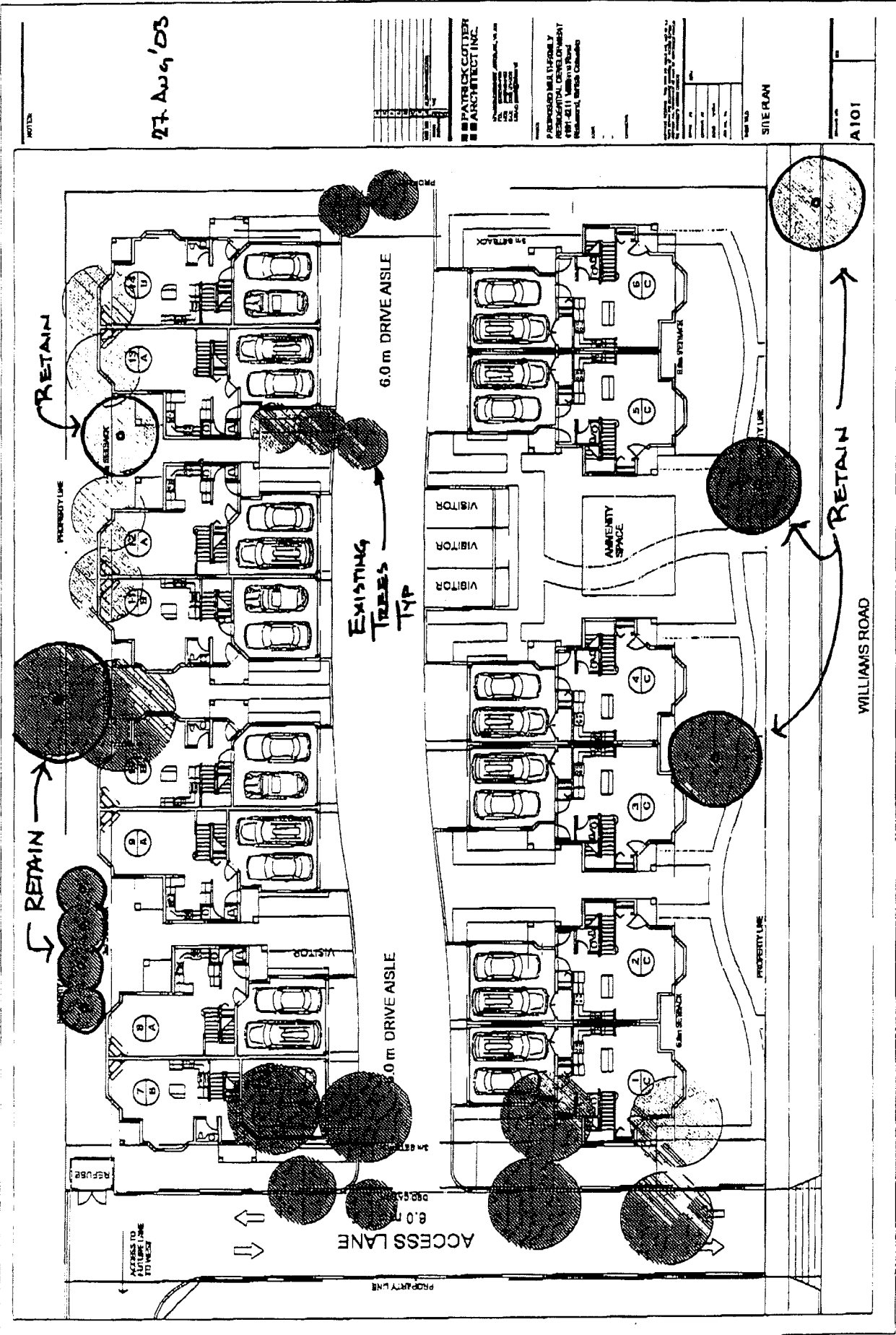
A101

SITE PLAN

NO.	REVISION	DATE

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 4191-4211 Williams Road
 Richmond, British Columbia

PATRICK COTTER ARCHITECT INC.
 150-07



NOTES

27 Aug '03

PROJECT: [illegible]
 ARCHITECT: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]
 DATE: [illegible]

REGISTERED MULTIDISCIPLINARY
 PROFESSIONAL ENGINEERING
 ARCHITECTS, LIMITED COMPANY

NO.	DESCRIPTION	DATE
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]

SITE PLAN

A101



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7582 (RZ 03-234963)
4191 & 4211 Williams Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 003-916-855

Lot 374 Section 26 Block 4 North Range 7 West New Westminster District Plan 59643

P.I.D. 003-733-025

Lot 364 Section 26 Block 4 North Range 7 West New Westminster District Plan 56491

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7582”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK